
V. ENVIRONMENTAL IMPACT ANALYSIS

A. AESTHETICS/VIEWS

ENVIRONMENTAL SETTING

Aesthetics

This discussion focuses on the tangible elements of visual character of the project site and presents an objective means for comparing the before and after project construction scenarios. Many aspects of aesthetics, such as architectural design and materials, are normally subjective and oriented toward individual tastes and preferences. However, for purposes of this analysis, the architectural and design elements of the project are analyzed with respect to the Downtown Design Guidelines, which were adopted by the City to guide future development within the Downtown commercial area.

On June 2, 1998 the City Council adopted design guidelines for development within Downtown Manhattan Beach. The guidelines, known as the Downtown Design Guidelines, were developed in response to comments received from participants in the Downtown Strategic Action Plan. The Guidelines are applicable for all commercial development in the downtown area (i.e., the CD Zoning District). They are designed to be voluntary but are recommended for all new development and/or redevelopment of existing commercial structures. It is intended that architects and designers will use these guidelines as a guide to promote the community's desired design features in the City's Downtown area.

The Downtown Commercial designation applies only to the City's historic downtown, the area surrounding the intersection of Manhattan Beach Boulevard and Highland Avenue. A special designation was created in recognition of the importance of this area as a focus of community activity and service area for beach visitors. It also recognizes the special design constraints on development and the City's efforts to encourage a unified design theme in the area. The guidelines identified the following goals for the Downtown area:

- **Goal 1:** Preserve the small-town village character of downtown Manhattan Beach.
- **Goal 2:** Preserve and enhance the pedestrian orientation of Downtown Manhattan Beach.
- **Goal 3:** Protect and encourage streetscape amenities.

The Design Guidelines include the following specific recommendations for new development:

1. Site Design

- 1.1. Buildings on primary street frontages should be located immediately adjacent to sidewalks, except for areas that may be set back to accommodate outdoor dining, and other uses that are publicly accessible;
- 1.2. The first occupiable floor of non-residential development should be located at the sidewalk's general elevation; and
- 1.3. Driveways should be located on alley frontages in order to conserve existing on-street parking.

2. Design Compatibility with Neighboring Development

- 2.1. Compatibility with neighboring development should be given strong consideration in the design of new structures. The relationship between existing and new development should demonstrate contextual consistency and attempt to create positive relationships. The degree to which existing development should be considered will depend upon the following characteristics:
 1. Architectural quality of existing development; and
 2. Estimated tenure of existing development.
- 2.2. New development should compliment adjacent structures. Architectural diversity is encouraged, however common elements should be recognized. Elements, such as wall heights, eaves, parapets, awnings, entryways, and / or window styles could be adjusted to compliment adjacent development.

3. Architectural Elements / Features

- 3.1. Building elevations should be modulated through offset planes and masses, recessed or projecting windows and balconies, and extension of rooflines as shown in this example.
- 3.2. Second floors of a building should be modulated to reduce impacts on the streets and adjacent properties through vertical setbacks, arcades and terraces, and differentiation of building mass.
- 3.3. Second and higher floors of buildings should incorporate architecturally interesting elements such as recessed or well-defined window planters.
- 3.4. Changes in exterior materials should occur only in conjunction with changes in the building plane.

4. Pedestrian Activity

- 4.1. On larger width lots the inclusion of public plazas and courtyards can extend the continuity of pedestrian activity internally.
- 4.2. Well-defined entries at street-facing building elevations should be used to facilitate public access.
- 4.3. Long blank walls that lack pedestrian and visual interest along street frontages should be avoided. Planting areas, balconies, terraces, awnings, windows and other elements should be incorporated to break up street frontage facades.

5. Landscaping

- 5.1. Where feasible, incorporate landscaped areas into new development and existing development. Such landscaped areas could utilize window boxes and similar landscape amenities.
- 5.2. Landscaping should be designed to enhance and accentuate the architecture of the development.

6. Signs

In keeping with the desired pedestrian orientation of downtown Manhattan Beach, an important consideration is the design and location of building signage. This applies not only to new construction but with the change of tenants in existing structures as well. In many cases signage is treated as an afterthought and is not well integrated with the building design. Many aspects of signage detract from the pedestrian experience including incompatible size, color, materials, location, as well as the proliferation of signs at a single location. Specific development standards governing the size and location of signs are provided in Chapter 10.72 of the Manhattan Beach Municipal Code.

- 6.1. Signs should be designed at a scale appropriate to the desired village character of downtown.
- 6.2. The size and location of signs should be appropriate to the specific business.
- 6.3. Pre-packaged "corporate" signs should be modified to a scale and location appropriate to the desired village character of downtown Manhattan Beach.
- 6.4. Signs should not block, or obliterate, design details of the building upon which they are placed.

- 6.5. Pedestrian oriented signage is encouraged. Such signs may be located on entry awnings, directly above business entrances, and "hanging signs" located adjacent to entrances.

Views

As distinguished from aesthetics, views refers to visual access to on or off-site aesthetic resources, which may take the form of focal or panoramic viewpoints from particular vantages. The available viewshed, or visible landscape within a given field of view, is defined by landscaped elements that occupy a viewer's line-of-sight from a particular location. As a general rule, visual access is closely tied to topography and distance from the focal point, since views are usually obtained from elevated vantage points. Increase in elevation typically expands the field of view (affording panoramic vistas that span into the distance) and increase the distance from a focal point (which may diminish the influence of a focal point on an overall viewshed). Existing views may be obstructed or blocked by modification of the environment (e.g. grading, landscaping, building construction etc.). Conversely, modifications to the existing environment may create or enhance view opportunities.

A total of 22 public views were identified in the vicinity of the project site as potentially being affected by the proposed development. While it is virtually impossible to include each and every viewpoint that may be affected by the project, the views included in this analysis are most representative of the overall viewsheds available in the project vicinity. Together they represent the most prominent public views of the project site, as viewed from the approaching roadways. The location and view orientation for each of the selected views are depicted in Figure 8, Photograph Location Map, on page 50. Photographs depicting the views from these vantages are included in Figure 9 through Figure 19 on pages 51 through 61.

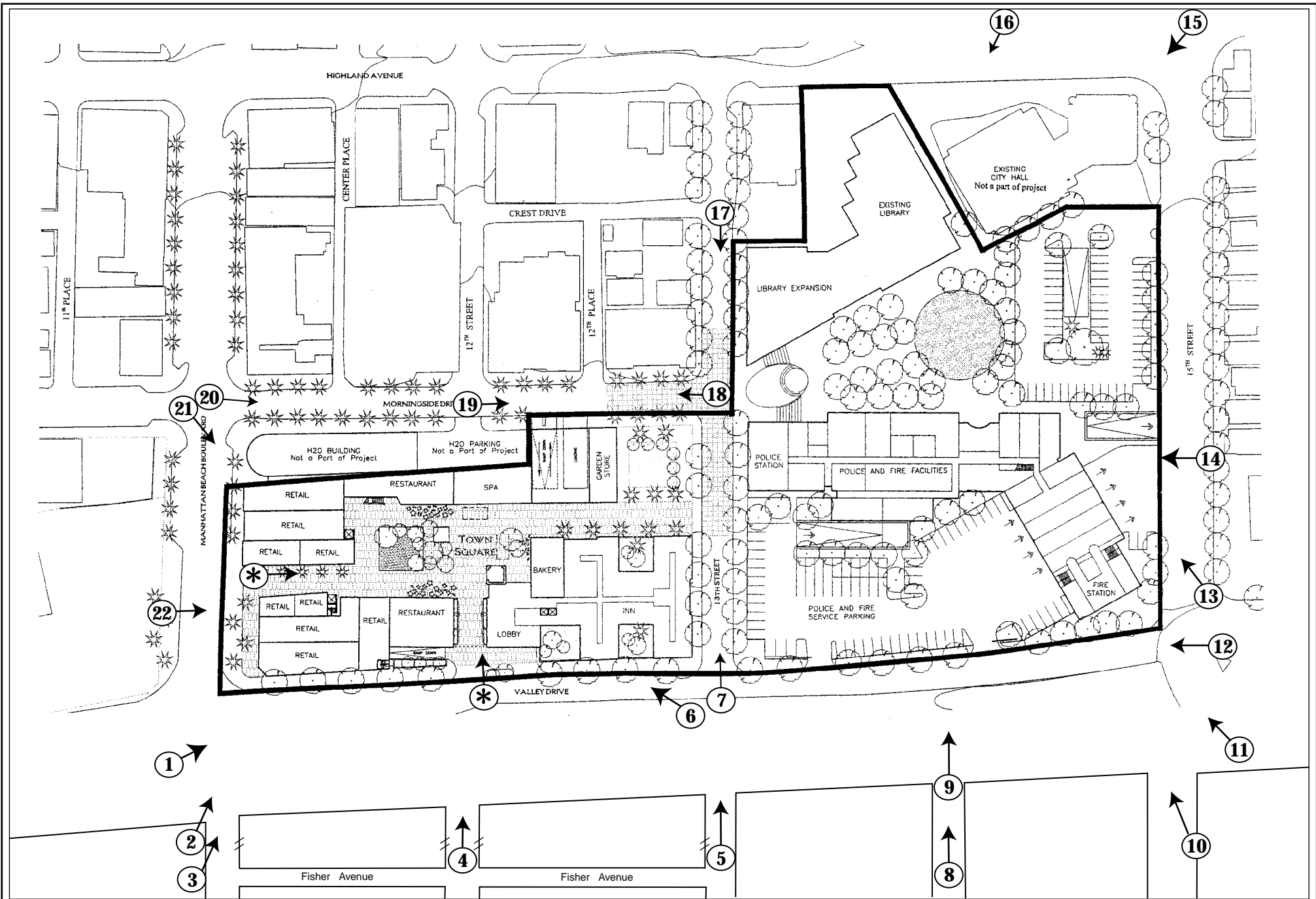
ENVIRONMENTAL IMPACT

Thresholds of Significance

The project would have a significant impact upon aesthetic resources, or available views if any of the following circumstances occur:

Aesthetic Resources

The project introduces elements which would substantially detract from the existing valued aesthetic character of the area; and/or





View No. 1: Northwest view from the Ardmore Avenue/N. Valley Drive median at Manhattan Beach Boulevard.



View No. 2: Westerly view along Manhattan Beach Boulevard, from the southeast corner of Manhattan Beach Boulevard and Ardmore Avenue.



View 3: Westerly view along Manhattan Beach Boulevard, approximately 100 feet east of Ardmore Avenue.



View 4: Southwesterly view overlooking the Metlox property from 12th Street, at Fisher Avenue.



View 5: Southwesterly view overlooking the Metlox property from 13th Street, at Fisher Avenue.



View 6: Southerly view of the Metlox property from the public parking lot on Ardmore Avenue, at 13th Street.



View 7: Southwesterly view of the Metlox property from the public parking lot on Ardmore Avenue, at 13th Street.



View 8: Southwesterly view overlooking the Civic Center from 14th Street, at Ardmore Avenue.



View 9: Southwesterly view of the Civic Center from 14th Street, at Ardmore Avenue.



View 10: Southwesterly view overlooking the Civic Center from 15th Street, approximately 100 feet east of Ardmore Avenue.



View 11: Southerly view of the Civic Center from the northeast corner of Ardmore Avenue and 15th Street.



View 12: Southeasterly view of the Civic Center from the northeast corner of 15th Street and N. Valley Drive.



View 13: Southwesterly view of the Civic Center from the northwest corner of 15th Street and N. Valley Drive.



View 14: Southerly view of the Civic Center from the north side of 15th Street.



View 15: Easterly view of the Civic Center from the northwest corner of 15th Street and Highland Avenue.



View 16: Easterly view of the Civic Center (Public Library building) from Highland Avenue, at 13th Place.



View 17: Easterly view of the project site looking down 13th Street.



View 18: Southeasterly view of the adjacent commercial properties along Morningside Drive, at 13th Street.



View 19: Northerly view of the project site along Morningside Drive, at 12th Street.



View 20: Northerly view of Morningside Drive from the southwest corner of Morningside Drive and Manhattan Beach Boulevard.



View 21: Easterly view of the Metlox property from the southeast corner of Morningside Drive and Manhattan Beach Boulevard.



View 22: Northwesterly view of the Metlox property from the south side of Manhattan Beach Boulevard.

Development of the structural elements of the proposed project is inconsistent with the Downtown Design Guidelines established for the CD Zoning District.

Views

- Valued public views which are unique to the City or the local environment (such as ocean or architecturally desirable views) become largely or entirely obstructed by the proposed development at multiple locations.

Project Impacts

The City of Manhattan Beach's July 1998 Request for Proposals for the Metlox project included the City's vision for developing the Metlox property. The RPD included as attachments to its RFP a copy of the Downtown Design Guidelines. The developer selected by the City demonstrated in its proposal their ability to develop the site in a manner consistent with these design criteria. The following excerpt from the Tolkin proposal represents the project's intent to provide an aesthetically compatible development within the downtown area:

"... The buildings on the Metlox block will be designed to respect and enhance the eclectic mix of architecture in downtown. Each building will be designed with its own look and feel so that the Metlox Block's buildings mirror the natural evolution of Downtown and reference Downtown's building history and heritage.

The building facades along Manhattan Beach Boulevard, Morning side, 12th Street, 13th Street, Valley, and Metlox Alley contemplate the use of a variety of storefront treatments incorporating rich natural materials such as wood, plaster, and glass, set along the public sidewalks creating a vibrant urban design rhythm and fostering pedestrian activity.

The building facades will be highlighted by relief and articulation created by a mix of materials, building surfaces (of varied finishes, pilasters and cornice details), storefront glass, paint (with a unique blend of colors, shades and tones), signage (which elegantly identifies, invites and entertains), lighting (both functionally as well as theatrically) and awnings (where appropriate).

The storefront cornice, fascia, and pilaster details will reference building patterns found on many of the Manhattan Beach's historic structures. This design approach assures the integration of the Metlox Block buildings with the remainder of Downtown."

Throughout the planning process, the developer has worked with the City in understanding and creating the desired architectural and atmosphere envisioned for the Metlox development. The Tolkin Group has submitted a series of architectural renderings depicting their views and interpretations for what is envisioned for development. In addition to the illustrative aerial renderings of the project site depicted

in Section III., Project Description, additional illustrative presentations depicting close-up street level views of the project are depicted in Figure 20 and Figure 21 on pages 64 and 65, respectively. These illustrative views depict the street level perspective of the project as approached from Manhattan Beach Boulevard and Valley Drive, respectively. (These locations are identified with an asterisk symbol in Figure 8 on page 50.) While these graphic illustrations are intended to portray a general idea of what is proposed, they are preliminary in concept and may not be architecturally or proportionally exact.

Based on the size and scale of the proposed development (i.e., a density that is approximately 63% of the maximum allowable FAR for the CD Zone⁵) and a review of the architectural illustrations and conceptual site plan design, it appears that the proposed project is compatible with the Downtown Design Guidelines. The structures proposed are within the same size and scale of adjacent commercial properties within the Downtown area along Morningside Drive and Manhattan Beach Boulevard. In addition, the Meltox Block concept (e.g., developing the commercial structures so they appear as individual and separate buildings, as opposed to a uniformed strip mall) envisioned for the proposed project will compliment the adjacent commercial structures in the Downtown area. To the extent that the Metlox development incorporates the general goals and recommendations of the Downtown Design Guidelines, aesthetic impacts would be less than significant.

The project will incorporate low level thematic and security lighting throughout the pedestrian walkways and the Town Square. The orientation of the commercial structures around the Town Square will shield the neighboring land uses from potentially obtrusive light and glare impacts. Vehicular access will be provided generally in conformance with the existing driveway areas. Therefore, light and glare impacts from vehicular headlights would remain generally unchanged. In addition, fewer cars will be parking on-grade as a larger portion of parking will be provided below grade levels. As such, less light and glare would be expected from vehicles maneuvering through the parking areas. Therefore, light and glare impacts from the proposed project would be less than significant.

⁵ *The maximum allowable FAR for the CD District is 1.5:1. With a buildable land use area of 95,700 (excluding setbacks, public rights-of-way, roadway dedications, etc.) the Metlox site has a maximum density potential of 143,550. The Metlox Development includes approximately 89,759 square feet of commercial uses, a FAR of 0.94:1).*



METLOX MANHATTAN BEACH



Source: TolkinGroup. Architectural features are not exact and are presented for illustrative purposes only.

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Figure 20
Illustrative View of Town Square from Manhattan Beach Boulevard



METLOX MANHATTAN BEACH



Source: TolkinGroup. Architectural features are not exact and are presented for illustrative purposes only.

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Figure 21
Illustrative View of Town Square from Valley Drive

Public Views

View No. 1 depicts the northwesterly public view from the Ardmore Avenue/Valley Drive median at Manhattan Beach Boulevard. This view represents the gateway to the downtown area as approached from the south along Ardmore Avenue. The current view depicts the former Metlox Potteries sign in the foreground with the fenced-off vacant Metlox property in the background. With development of the project, this view will be replaced with one- and two-story commercial structures, similar to the size and scale of the commercial/retail store frontages that exist in the Downtown area. Because of the westward slope of the local topography between this point and the ocean, there are no background scenic views that would be obstructed by new development. The structures proposed for the northwest corner of Manhattan Beach Boulevard and Valley Drive will be set back from the curb, allowing a wider sidewalk area, which will provide a welcoming pedestrian entrance into the downtown area. The proposed setback will also soften the viewshed, as it will open more space for street tree landscaping. The Lookout Tower will be visible from this location, extending above the Metlox storefronts in the background. Compared to the existing visual characteristics of this area, the project would have a beneficial impact on View No. 1.

View No. 2 depicts the westerly public view along Manhattan Beach Boulevard, from the southeast corner of Manhattan Beach Boulevard and Ardmore Avenue. This view depicts the view as currently provided from the same grade elevation as the project site in this location. This vantage point currently provides a view of the Metlox Potteries sign and fenced off vacant project site. The side wall of the H20 building is visible in the background. Ocean views are available from this viewshed to the southwest. However, due to the project's orientation on the north side of Manhattan Beach Boulevard, ocean views from this vantage point will not be obstructed. The commercial structures proposed along Manhattan Beach Boulevard will be set back from curb to provide a wider area for pedestrian activity. The buildings proposed for the Manhattan Beach Boulevard frontage will be one- and two story structures, similar to the size and scale of the buildings on the adjacent H20 property and retail/commercial buildings to the west along Manhattan Beach Boulevard. As such, the project will blend into the existing structure of the Downtown area and will not be perceived as a separate development. The project will therefore enhance the existing public views and will promote a welcoming "gateway" into the Downtown area. The project would have a beneficial impact on View No. 2.

View No 3 depicts the westerly public view along Manhattan Beach Boulevard, approximately 100 feet east of the south side of Ardmore Avenue. This view represents a higher elevation vantage point overlooking the southern end of the Metlox property and Downtown area. This view represents the most prominent view of "gateway" entrance to the Downtown area as approached from the east on Manhattan Beach Boulevard. Due to the west trending slope of the existing topography, views of the ocean are blocked by the existing commercial structures of the downtown area. From this perspective,

the project would replace existing views of the backside and rooftops of the H20 structure and commercial properties on Morningside Drive, with decorated storefronts and a street tree landscape. The result would provide a front entrance view, as opposed to the current “backside” view of the Downtown area. Visual impacts would therefore be beneficial and consistent with the City’s goals to create an entrance and gateway into the Downtown area.

View No. 4 depicts the southwesterly public view overlooking the Metlox property from 12th Street, at Fisher Avenue. The current view overlooks the vacant area of the Metlox property, with a partial ocean view available in the background via the centerline of 12th Street. Views of the ocean within this corridor are limited by the street trees along both sides of 12th Street (east of Ardmore Avenue) and the existing two- and three-story structures on 12th Street (west of Morningside Drive). The roof top level of the three-story public parking structure on 12th Street and Morningside Drive is prominently depicted in the center. The existing structures along Morningside Drive are between 26 and 32 feet in height. Excluding the Lookout Tower, the proposed height for the Metlox Development will not exceed 30 feet. Because the size and scale of the proposed development will be consistent with the existing structures within the 12th Street view corridor, and as a result of the downward orientation of the local topography, the proposed structures would partially obstruct visibility of the ocean from below the roof line of the existing structures west of Morningside Drive. This area is a relatively small view of the ocean as compared to the ocean backdrop still available in the background, above the roof top level of the existing structures on Morningside Drive and 12th Street. As viewed from this vantage point, with the exception of the Lookout Tower, the height of the proposed structures would not extend above the height of the existing structures in the background. As inferred from the Proposed Site Plan presented in Section III., Project Description, the Lookout Tower will be located along the north side of 12th Street pedestrian corridor. The Lookout Tower, which is proposed to be approximately 20 by 20 feet at its base extending up to 65 feet in height, may be partially visible from this location to the right (or north) of 12th Street, though its visibility would likely be hindered by the palms that currently occur along the north side of 12th Street. The height of the Lookout Tower would likely obstruct the current ocean views available beyond and above the commercial structures on Morningside Drive on the north side of 12th Street. Broader ocean views from above the top of the parking structure level above and to the left (or south) of 12th Street would remain unobstructed. Therefore, because only a limited partial ocean view would be obstructed, and the predominant ocean view background (horizon) would remain unobstructed, project impacts at this viewpoint would be less than significant.

View No. 5 depicts the southwesterly view overlooking the Metlox property from 13th Street, at Fisher Avenue. The current view looks on to and over the temporary parking lot occupying the north end of the Metlox property. Ocean views are available in the background via the centerline of 13th Street and above the roof top level of existing commercial structures west of Morningside Drive. Under the proposed project, 13th Street will be dedicated and made a thorough street between Valley Drive and Morningside Drive. As a result, views of the ocean would be unobstructed at this location. The

project would replace existing view of the temporary surface parking lot with pedestrian oriented sidewalks and street trees along the 13th Street extension. The proposed Public Library and Cultural Arts Center building would replace the current view of the back wall and parking lot of the Good Stuff Restaurant. Again, the project would orient the proposed structures to provide a front looking view of the Downtown area, as opposed to the current backside view. The proposed Bed and Breakfast structure would be partially visible on the south side of 13th Street. The resulting change in views would replace the current visibility of the three-story commercial office structures along Morningside Drive. Altogether, the proposed project would have a net beneficial visual impact from this vantage point.

View No. 6 depicts the southerly view of the Metlox property from the public parking lot on Ardmore Avenue, at 13th Street. This view generally represents the current viewshed of the residential properties fronting Ardmore Avenue, though from the east side of Ardmore, this view is buffered by street trees and landscaping in the median surface parking lot. The current view is dominated by the temporary surface parking lot and vacant lot of the Metlox property with background views of the back of the H20 structure and commercial office buildings on Morningside Drive. There are no views of the ocean from this vantage point looking south. (Ocean Views from this vantage looking west are addressed in View No. 7). With development of the project View No. 6 will be replaced with the Bed and Breakfast Inn and the proposed driveway and pedestrian entrance off of Valley Drive. The project will be oriented towards the east to provide a front entrance perspective along Valley Drive. The Bed and Breakfast Inn will be a two-story structure centered around two garden courtyards extending off of the Valley Drive sidewalk. Architecturally speaking, the design of the proposed Bed and Breakfast Inn will transition the residential neighborhood appeal of the east side of Ardmore Drive with the commercial land uses of the Downtown area. As a result the project would have a beneficial impact on this view.

View No. 7 depicts the southwesterly view of the Metlox property from the public parking lot on Ardmore Avenue, at 13th Street. The current view looks on to and over the temporary parking lot occupying the north end of the Metlox property and through 13th Street extending west of Morningside Drive. Limited ocean views are available in the background at the end of 13th Street's topographic relief. Under the proposed project, 13th Street will be dedicated and made a through street between Valley Drive and Morningside Drive. As a result, the current view of the ocean would be unobstructed at this location. The project would replace existing view of the temporary surface parking lot with pedestrian oriented sidewalks and street trees along the 13th Street extension. The proposed Public Library and Cultural Arts Center building would replace the current view of the back wall and parking lot of the Good Stuff Restaurant. The proposed Bed and Breakfast structure would be the new dominant feature on the south side of 13th Street, replacing the current views of the three-story commercial office structures along Morningside Drive. As indicated above, the architectural features of the proposed Bed and Breakfast Inn would provide a softer transition between the residential

neighborhood east of Ardmore Drive and the commercial land uses of the Downtown area. The proposed project's visual impacts to View No. 7 would be beneficial.

View No. 8 depicts the southwesterly view overlooking the Civic Center from 14th Street, at Fisher Avenue. This view generally represents the public view available from 14th Street, in the residential neighborhood east of the Civic Center. The existing view is characterized by the public parking lot in the center median between Valley Drive and Ardmore Avenue and the existing Civic Center structures. Ocean views are not available from this vantage point, because of the obstructing Civic Center buildings. Development of the project will remove the existing Police Department structures currently fronting Valley Drive and will replace the view with a surface parking lot and set back two-story Public Safety Facility structure. The surface parking lot will include street tree landscaping, and will generally be viewed and perceived as an extension of the existing median parking lot, which is predominantly viewed in the foreground. Development of the project will not significantly alter the existing view, other than by replacing the existing Police Department building with a modern Public Safety Facility, set farther back from the sidewalk. Project impacts on View No. 8 would be less than significant.

View No. 9 depicts the southwesterly view of the Civic Center from 14th Street, at Ardmore Avenue. This view generally represents a closer view of the Civic Center site as depicted in View No. 8, which was taken from a slightly higher elevation. This view is generally more limiting than View No. 8 and is provided to demonstrate the project will not obstruct any valuable public views from this vantage point. The proposed Public Safety Facility will be two- stories, which is higher than the existing structures of the Police Department. However, the new Civic Center structures will be set back farther from Valley Drive at this location. As a result, the increased height and scale of the new structures would not be imposing on the viewshed at this vantage point. The general visual characteristics of the new Public Safety Facility would be an improvement as compared to the existing Civic Center structures.

View No. 10 depicts the southwesterly public view overlooking the Civic Center from 15th Street, approximately 100 feet east of Ardmore Avenue. Due to the orientation of the intersection of Valley Drive/Ardmore Avenue and 15th Street, this vantage point provides a limited view of the Civic Center site. Similar to public vantage points along 15th Street east of this location and at higher elevations, the residential properties on the south side of the street preclude views of the project site. As such, the project's impacts on this viewshed would be minimal, if at all, and less than significant. The site generally is not visible until you approach Ardmore Avenue, as described further below.

View No. 11 depicts the southerly view of the Civic Center from the northeast corner of Ardmore Avenue and 15th Street. This location provides the view of the Civic Center site as approached from the north. The current view is occupied by the one-story Police Department building and add-on

structures to the west. There are no ocean views available from this location. The existing view will be replaced with the new Public Safety Facility buildings, which will be oriented in a diagonal fashion to provide Fire Department ingress/egress from Valley Drive and 15th Street. The result will be an increased building setback from the corner, which will be attractively landscaped to transition the Civic Center from the Ardmore Avenue/Valley Drive parkway median to the north. Views would generally be improved at this location.

View No. 12 depicts the southeasterly public view of the Civic Center from the northeast corner of 15th Street and Valley Drive. This vantage point represents the entranceway into the Civic Center and Downtown area as approached from the north. While the project's impacts on this view are addressed above in View No. 11, View No. 12 provides a southeasterly orientation along Valley Drive. There are no ocean views provided from this vantage point. However, the Palos Verdes mountain range is partially visible in the far background. The proposed Bed and Breakfast Inn and adjacent commercial/retail structures along Valley Drive may obstruct these limited views. However, the limited and distant mountain views are not prominent features of this viewshed and impacts would be less than significant.

View No. 13 depicts the southwesterly view of the Civic Center from the northwest corner of 15th Street and Valley Drive. There are no ocean views available from this orientation. Any views of the ocean from this location would be visible to the direct west and would not be obstructed by the proposed project. The existing site is characterized with add-on structures to the Police Department and the front view of the Fire Station. This view will be replaced by the side façade of the proposed Public Safety Facility, specifically the Fire Station garage area. Due to the orientation of the proposed Public Safety Facility at this corner, the view would open up to the proposed surface parking lot fronting the Civic Center. The front lot of the Civic Center will be attractively landscaped and will open up to the pedestrian corridor leading to the Metlox Plaza. The current view would essentially be improved upon with modern structures replacing old deficient structures and will provide a more attractive and inviting appeal to the Civic Center and Downtown area. The project would have beneficial impacts on View No. 13.

View No. 14 depicts the southerly view of the Civic Center (Fire Station) from the north side of 15th Street. As addressed above for view No. 13, this view would also be improved upon with modern structures replacing old deficient structures and will provide a more attractive and inviting appeal to the Civic Center and Downtown area. From this location, the front garage of the Public Safety Facility's Fire Station garage would be set back farther from the curb, and would be slightly oriented to the northwest. It is envisioned that the proposed Public Safety Facility structure will be designed with architecturally compatible features to compliment the Metlox Development and existing character of the existing Downtown and Civic Center area. As such, impacts on this view would be beneficial.

View No. 15 depicts the easterly view of the existing Public Library building from the northwest corner of 15th Street and Highland Avenue. The existing view depicts the City Hall building in the foreground, and the Fire and Police Station buildings in the background. The foreground view would not change under the proposed development, as the City Hall building is not a part of the proposed project. The existing Fire Station building (shown in the center of the photograph) would be demolished and replaced with a surface parking lot and driveway entrance to the subterranean parking garage. The proposed parking lot area will be attractively landscaped with street trees and will open up to the pedestrian plaza leading to the Meltox Development. The proposed Public Safety Facility will be visible in the far background, set back further from the curb than the existing structures. The overall effect will be an improvement over the existing view.

View No. 16 depicts the easterly view of the Civic Center (Public Library building) from Highland Avenue, at 13th Place. As part of the project, the existing Public Library building will either be added on to or demolished and reconstructed with a new Public Library and Cultural Arts Center. Under either scenario, the bulk of the proposed structure will be oriented towards the Metlox development. As such, the existing view would not change if the proposed improvements only consisted of additional space to the existing structure. Should the entire library building be demolished and reconstructed, the new structure would be limited to the existing building footprint and orientation as the existing structure. There are no background views available from this location under the existing conditions, and therefore the project would not obstruct any views from this location. Impacts upon views would be less than significant.

View No. 17 depicts the easterly view of the project site looking east on 13th Street. The existing view is characterized by the residential neighborhood on the hillside above the Metlox property to the east. Two- and three-story commercial structures are located along the south side of 13th Street. Public Parking Lot No. 5 and the Good Stuff parking lot are located on the north side of 13th Street. The proposed project will open up 13th Street providing through access between Morningside Drive and Valley Drive. As a result, this view would essentially remain unchanged. The proposed Public Library and Cultural Arts Center would be visible along the north (left) side of 13th Street. This would partially obstruct some of the existing views of residential homes on 13th Street, east of Ardmore Avenue. The existing views of residential homes on the south side of 13th Street, east of Ardmore Avenue are already limited by the existing commercial structures depicted in the foreground, on the south side of 13th Street. Impacts on the existing viewshed would be less than significant.

View No 18 depicts the southerly view of the adjacent commercial properties along Morningside Drive, at 13th Street. The project site is partially visible to left on the east side of Morningside Drive. Three-story commercial office buildings on the west side of Morningside Drive are depicted in the foreground, with the three-story public parking structure partially visible in the background. This view represents the size and scale of the Downtown area, immediately adjacent to the Metlox site to the

west. With development of the Metlox project, the east side of Morningside Drive will be developed with a garden or nursery store with an outdoor garden area fronting Morningside Drive, which will be visible in the foreground. The ingress and egress driveway accessing the subterranean parking garage will be visible from this perspective in the background, between the existing H20 buildings and the proposed garden store building. The visual appeal of the east side of Morningside Drive will be improved with development of the project.

View No. 19 depicts the northerly view of the project site along Morningside Drive, at 12th Street. The existing view is comprised of the temporary surface parking lot, to the east and the Civic Center to the north. Upon development of the project, the Morningside Drive roadway will transition into a pedestrian plaza at 13th Street, with steps leading into the Civic Center courtyard. The visual perspective to the east will include the garden/nursery store and outdoor garden area in the foreground and the Public Safety Facility in the background. The project will improve the visual appeal of the current conditions of the site as viewed from this perspective. The proposed structures and ingress/egress driveway ramp to the subterranean parking garage will improve the visual characteristics of the area. The project would have a beneficial impact on View No. 19.

View No. 20 depicts the northerly view of Morningside Drive from the southwest corner of Morningside Drive and Manhattan Beach Boulevard. The H20 property is the predominant feature within this viewshed. This view will essentially remain unchanged, as the H20 property is not a part of the project. This view depicts the one-and two-story scale of the existing structures in the immediate vicinity of the project. Upon completion of the proposed project, the garden store and pedestrian plaza leading into the Civic Center will be visible in the background. Project impacts on this view would be less than significant.

View No. 21 depicts the easterly view of the Metlox property as viewed from the southeast corner of Morningside Drive and Manhattan Beach Boulevard. This view currently consists of the fenced off Metlox property site, with background views of the residential neighborhood east of Ardmore Avenue. The project will consist of retail ground floor and commercial office second floor structures along the Manhattan Beach Boulevard street frontage. The proposed structures will generally reflect the same size, scale and character of the existing structures within the Downtown commercial area, including the adjacent H20 building. The project's Manhattan Beach Boulevard frontage will include a pedestrian corridor leading to the pedestrian plaza and Town Square, located in the center of the Metlox site plan. As viewed from this vantage point, the current background view of the residential neighborhood to the east of the Metlox site will be replaced by the storefronts of the Metlox development. As a result, this view will resemble the existing low-scale commercial character of the Downtown area. Visual impacts on View No. 21 will be improved as compared to the current conditions.

View No. 22 depicts the northwesterly view of the Metlox property as viewed from the south side of Manhattan Beach Boulevard. The existing view is of the fenced off Metlox site and the adjacent building on the H20 property. The Civic Center is partially visible in the background, behind the fenced off site. With development of the proposed project, this view will be improved with one- and two-story mixed-use (commercial office and retail) buildings. The proposed structures will be consistent with the existing low-density commercial atmosphere of the Downtown area. Along the Manhattan Beach Boulevard frontage, the project will include a pedestrian walkway opening views into the Metlox plaza and Town Square area. The proposed Lookout Tower will be partially visible from behind the storefronts along Manhattan Beach Boulevard. The architectural illustration of the project from this perspective is shown in Figure 20 on page 64. Although this represents a preliminary illustration of the project, and the architectural features are not exact, the general aesthetic effect can be realized. The overall effect is a welcoming streetscape into the Metlox Town Square and Downtown area. The visual impacts of the project on this view will provide a beneficial aesthetic improvement over existing conditions.

CUMULATIVE IMPACTS

Impacts to aesthetic resources, and views are primarily based on site-specific changes to the existing environment. No related projects have been identified within viewshed of the proposed project. To the extent that future development occurs within the Downtown Commercial District, each project will be reviewed on a case-by-case basis to ensure architectural and aesthetic compatibility with the existing built environment and the Downtown Design Guidelines. As such, the project, when combined with other cumulative developments, would not have any cumulative aesthetic or view impacts.

MITIGATION MEASURES

Although no significant aesthetic impacts are anticipated to result with development of the proposed project, the following mitigation measures are recommended to enhance the aesthetic appearance of the project site and surrounding Downtown Commercial area:

- The project shall be developed in conformance with the following City of Manhattan Beach Downtown Design Guidelines:
 - Where feasible, incorporate landscaped areas into new development and existing development. Such landscaped areas could utilize window boxes and similar landscape amenities. Landscaping should be designed to enhance and accentuate the architecture of the development.
 - Signs should be designed at a scale appropriate to the desired village character of downtown. The size and location of signs should be appropriate to the specific

business. Pre-packaged "corporate" signs should be modified to a scale and location appropriate to the desired village character of downtown Manhattan Beach. Signs should not block, or obliterate, design details of the building upon which they are placed. Pedestrian oriented signage is encouraged. Such signs may be located on entry awnings, directly above business entrances, and "hanging signs" located adjacent to entrances.

- Low level ambient night lighting shall be incorporated into the site plans to minimize the effects of light and glare on adjacent properties.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project impacts on aesthetics and views would be less than significant before and after mitigation.